

The Noblesville Plan Commission met in regular session on Monday, December 11, 2023 at 6:00 PM in the City Council Chambers. Members in attendance were as follows:

Malinda Wilcox, President – Citizen Member

N. Scott Smith, Vice President – Citizen Member

Christine Albregts-Cook – Jurisdictional Member

Mark Boice – Council Representative

Dave Burtner – Jurisdictional Member

Steve Cooke – Citizen Member

Gretchen Hanes, Board of Public Works Representative

Jim Hellmann – Assistant City Engineer

Anita Rogers – Citizen Member

Absent: Dr. Joe Forgey – Citizen Member

Angie Sutton – Park's Board Representative

Others in attendance: Planning and Development Director/Secretary, Caleb P. Gutshall; Development Services Manager, Joyceann Yelton; and Plan Commission Attorney, Jonathan Hughes.

President Wilcox calls the meeting to order at 6:00 PM.

OPENING CEREMONIES

President Wilcox leads the Plan Commission in the Pledge of Allegiance.

DETERMINATION OF A QUORUM

Mr. Caleb Gutshall, Plan Commission Secretary commences with the roll call and declares a quorum with nine (9) members present.

MINUTES

Motion by Mr. Burtner seconded by Mr. Smith to approve the November 20, 2023 minutes as presented. AYES: Burtner, Smith, Cooke, Hellmann, Hanes, Rogers, Boice, Albregts-Cook, Wilcox Motion carries 9, 0, 0.

RULES OF CONDUCT/MEETING PROCEDURES

Was not presented as there were no individuals in the audience relating to the public hearings.

NEW PUBLIC HEARINGS

Application No. LEGP 0163-2023 Establishing a "Program of Signs" for the Midland Pointe Planned Development located in the 5800 – 6100 block of State Road No. 32 (Westfield Road) (Noblesville City). Submitted by Midland Pointe, LLC (Jim Adams – Developer/Owner)
Staff Reviewer – Joyceann Yelton

Ms. Yelton, Development Services Manager, states this is a proposed "Program of Signs" for Midland Pointe Planned Development located south of State Road No. 32 and east of Hazel Dell Road. As you may recall this is a mixed-use development including commercial to the north and apartments/townhomes to the south. Currently, infrastructure work is being completed on this site. The applicant is proposing the following sign package to include a ground sign specific to the Wawa fuel station/eatery, and two designation signs for the two multi-tenant buildings all located adjacent to State Road No. 32. The applicant is also proposing along Hazel Dell Road, a designation sign and a ground sign for the apartments. and another for logo and reverse-lit letters for a new tenant in the building that is a dental office. The current Unified Development Ordinance does not allow for two designation signs within 750-FT of each other and within a planned development, individual tenants are not permitted ground signs only wall signs.

Staff is supportive of the signs along Hazel Dell Road (Signs 0132, 0149) but has concerns with the signage proposed along State Road No. 32. The Wawa fuel center is requesting a ground sign that advertises their gas prices. During the past several years we have restricted the number of gas prices displayed on the sign to one. They are proposing two thus Staff is not supportive of this request. We have strongly suggested that the two designation signs for the two inline tenant buildings be a single designation sign on either side of the north/south drive. This particular area does not have the size and linear frontage of other retail center developments to warrant two designation signs in short proximity to each other. The purpose of a program of signs is that all signage is uniform, the Sign 0002 compared to the other signs has a black background with all other signage having a white background.

Staff/Administration is in support of the proposed Program of Signs with the following stipulations:

1. Only one designation sign is permitted along State Road 32.
2. All background panel colors on all signs be either white or black panels.
3. The Wawa sign will display only one gas price and the digital display will not exceed the 30% permitted for the digital portion of the sign.
4. Each sign should have a topper on the cabinet like the Wawa sign.

In recent years, Staff/Administration has not supported two gasoline price signs (regular and diesel) and all have been limited to a single-gas price sign.

Mr. Boice discussed the two price signs and felt that it was important to display both as someone that has a diesel vehicle, it is important to know the price before you choose to purchase and whether they have diesel fuel.

Ms. Yelton states the digital portion of any sign is limited to 30% of that entire sign.

Jim Adams, developer, states there has been some back and forth between staff and what we are proposing as our sign package. He states he would prefer to have both designation signs as proposed as they do not know the tenants yet for the inline buildings and they need to advertise. They would be willing to shift the sign location to accommodate both lots. He states they will be splitting the one larger

tenant building into two tenant inline buildings. He states we are strongly advocating to both pricing signs to be allowed.

Mrs. Albregts-Cook asked for clarification of the location of the proposed signs.

Mr. Adams indicated the locations on the doc-cam.

Mr. Patrick Moone, Representative from Wawa, 5929 Broadway, Indianapolis, Indiana states diesel and gasoline are viewed as two different products and we feel that it is important that we advertise both. He states they actually would prefer three price signs but if we are to be limited then we would want regular and diesel prices. He states we currently have an aggressive program in the Midwest to expand our stores. He notes they are more than a convenience store/fuel center. He notes that they have fresh vegetables and fruits, full service kitchen, coffee bar, an Indiana beer cooler. Noting that fuel was not sold at these locations until 1994.

President Wilcox opens the public hearing and seeing no one come forward, closes the public hearing.

Ms. Yelton states the digital portion of the proposed pricing sign is 50% of the sign size with the ordinance allowing only 30% of the overall sign size to be used digitally.

Mr. Boice states it is not necessary the price of diesel but knowing that the fuel station sells diesel.

Motion by Mr. Boice seconded by Ms. Hanes to approve only one designation sign along State Road No. 32, all background panel colors on the signs shall be either black or white, and to permit the two fuel prices on the Wawa sign.

AYES: Boice, Hanes, Rogers, Burtner, Wilcox NAYS: Hellmann, Smith, Cooke, Albregts-Cook. Motion fails 5 ayes, 4 nays.

Motion by Mr. Hellmann seconded by Mr. Boice to approve the program of signs allowing for only one designation sign along State Road No. 32, all panel background colors are to be either white or black, each sign is required a topper on the sign similar to the Wawa sign, and allow for the two price signs on the Wawa sign with the digital portion not exceeding the 30% of the overall sign size.

AYES: Hellmann, Boice, Hanes, Cooke, Rogers, Burtner, Albregts-Cook, Wilcox NAYS: Smith Motion carries 8 ayes, 1 nay.

Application No. LEGP 0164-2023 Amending the "Program of Signs" for the "Lofts on Tenth" Downtown Mixed Use Development located at 210 N. Tenth Street (Noblesville City).
Submitted by Xanderco, LLC (Darren Peck – Developer/Owner) *Staff Reviewer – Joyceann Yelton*

Ms. Yelton states property is located east side of Tenth Street between Clinton and Wayne Streets. It is a mixed-use development including apartments and commercial uses. The applicant is requesting an amendment to the adopted of a Program of Signs for the "Lofts on Tenth".

The sign package includes a request to identify the building/project with a couple of signs including one on the building for the apartments only, one facing Tenth Street and one on the side elevation facing Clinton Street (Lofts on Tenth). The amendment would also include two backer type signs for the tenants just north of the southern stairs identifying the businesses (signs with backers are not permitted by our Unified Development Ordinance) having a black backer and white lettering with their logo, the blade signs originally adopted for the commercial shops below street level will remain as approved previously, and there will be an addition of window graphics meeting the percentage requirements for window signs in the downtown area and will consist of white lettering only.

Staff is supportive of the signs as presented with the elimination of one of the building identification signs along Clinton Street as there is a halo-lit sign proposed on the building and the additional signage in the same general area is not needed.

Mr. Darren Peck, Developer, states he was disappointed in the sign package present previously. We have changed sign vendors and their proposal is more in keeping with our vision. It looks a lot better than the previous submittal. He states we have proposed more window signage but it is very tastefully done.

Mrs. Albrechts-Cook asked the location of the Linden Tree sign.

Mr. Peck states it is above her entrance.

President Wilcox opens the public hearing and seeing no one come forward, closes the public hearing.

Motion by Mr. Smith seconded by Mr. Boice to approve amendment to the Program of Signs for the “Lofts on Tenth” as presented with the removal of sign number 1 along Clinton Street.

AYES: Smith, Boice, Rogers, Hanes, Cooke, Burtner, Albrechts-Cook, Hellmann, Wilcox. NAYS: Zero ABSTENTIONS: Zero Motion carries 9, 0, 0.

Application No. LEGP 0178-2023 Plan Commission Order No. 05-2023 An Order of the City of Noblesville Plan Commission determining that a Declaratory Resolution and Amendments to Economic Development and Redevelopment Plans in Connection with the Consolidation of Certain Economic Development Areas and Redevelop Areas, and Corresponding Allocation Areas as Approved and Adopted by the City of Noblesville Redevelopment Commission, Conform to the Plan of Development for the City of Noblesville and Approving that Resolution and Plan Amendments
Staff Reviewer – Joyceann Yelton

Ms. Yelton states this is an Order presented to the Plan Commission for their consideration that the proposed consolidation area and adopted resolution by the Redevelopment Commission conforms to the 2020 Noblesville Comprehensive Master Plan. All of these plans/allocation areas/redevelopment areas/economic development areas have been previously approved by the Plan Commission as being in compliance with the Comprehensive Plan for the City of Noblesville. Nothing in the existing agreements is changing; it the consolidation of areas into one large area known as the **Noblesville Consolidated Economic Development Area**. The following areas being consolidated into the larger area include Bergen Tegler, Central 146th Street, Corporate Campus East and Corporate Campus West, Hazel Dell Road,

Noblesville Commerce Park, Noblesville TIF, SMC Allocation Area, Stony Creek East, and Town Center EDA. This allows the City to manage any funding sources throughout the entire district and not just a focus on one of the areas and spread the funding throughout the consolidated area to use where it is needed the most.

Mr. Hughes, Plan Commission Attorney, states from a legal standpoint, whenever we create on of these areas, we can only the use the funds to benefit that specific area. By connecting and consolidating the areas it give us more flexibility with financial planning. It has been one of the Economic Development Director's (Andrew Murray) goals since he started in that position. We are taking all the existing areas and consolidating those into a single-consolidated area. No changes are being proposed to the existing agreements. This also helps us to fund "project scoreboard" which is the event center by using tax increment financing rather than a tax increase.

Motion by Ms. Hanes seconded by Mr. Cook to approve Plan Commission Order No. 05-2023 and the attached Resolution No. 2023-18 including attachments as the consolidation of areas that were previously adopted conforming to the policies, goals, and objectives of the 2020 Noblesville Comprehensive Master Plan and known as "Noblesville Consolidated Economic Development Area".

AYES: Hanes, Cook, Hellmann, Albregts-Cook, Smith, Rogers, Burtner, Boice, Wilcox **NAYS:** Zero
ABSENTIONS: Zero **Motion carries 9, 0, 0.**

MISCELLANEOUS

Mr. Boice states that this is his last meeting but the Plan Commission will be in good hands with Mr. Mike Davis representing the Council on the Plan Commission. It has been a very fun year and thank you for allowing me to be a part of the Plan Commission.

There being no miscellaneous business, a motion was made for adjournment.

ADJOURNMENT

Meeting adjourned at 7:00 PM.

Malinda Wilcox

President

Caleb P. Gutshall

Secretary